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NORTH ORINDA SPECIFIC PLAN

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(Adopted March 20, 1978, by the  
Orinda Area Planning Commission)

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## SUMMARY

This Specific Plan is intended to implement various facets of the Orinda Area General Plan.

Extensive analysis of the area by a citizen's committee and the Planning Department indicated that the remaining open lands should be developed to an approximate density of one unit per 2½ acres, based upon a projected carrying capacity of a maximum of 250 additional homes. A major constraint to future development is a recognition that the traffic volumes on roads in the general area were approaching capacity and under some circumstances capacities were being surpassed. The retention of significant ridges, hillsides and vegetation was emphasized. A way to accommodate these considerations is to reduce the potential population density for the area while allowing for reasonable use of the land.

Approximately one-half of the 1,500 acre area consists of parcels currently occupied with low density residential uses. The remaining half of the area contains parcels larger than 2½ acres in size, some of which have not been developed.

The Specific Plan contains the following designations: (1) Environmental Preservation, a category for highly sensitive areas in which no development should take place (ridgelines, significant hillsides, tree cover, and creekbeds). Parcels created in this category are to be no less than 10 acres in size. (2) Large Lot Residential areas, in which limited development at a density of not less than 5 acres per parcel will be permitted. (3) Low Density Residential areas, which may be developed to a density no greater than what the existing zoning district will allow under the conditions set forth in the Design Standards of the Plan; this includes the existing developed area of the Specific Plan area.

All development proposals within the Specific Plan area will be implemented by regulations outlined as follows: 1) the regulations shall apply to all land divisions, minor and major, regardless of parcel size. 2) the planned unit development concept shall apply. 3) all land development requests in the Specific Plan area shall come under the design standards and procedures under the processing requirements specified in Section III page .



## INTRODUCTION

On May 17, 1977, the Contra Costa County Board of Supervisors directed that a Specific Plan be prepared for the Sleepy Hollow area of Orinda. This action was the result of concerns expressed by area residents as to the future development of lands and its impact. Their basic concerns were: traffic congestion, grading, tree removal and ridge, hillside and slope development.

A committee of seven persons was appointed to work on the plan with the Planning Department. This committee was composed of several landowners and members of the homeowner's and community associations in the area. The Specific Plan is intended to be a tool by which the community can implement and guide development of the remaining open land in a way which would allow landowners a reasonable but compatible use of the land.

The purpose of the North Orinda Specific Plan is to encourage innovative planning, design, and development of building sites and necessary roads and driveways so as to provide for the maximum of safety and human enjoyment. It is to ensure that, such development will constitute a residential environment of sustained desirability and stability, and that it will be in harmony with the character of the surrounding neighborhood and community.

The Specific Plan will provide more detail and specific requirements than the Orinda Area General Plan, and will thus provide an additional means to accomplish the General Plan goals. The various aspects of the Specific Plan are in conformance with the General Plan of Contra Costa County.

The Specific Plan area encompasses the lands east and south of Bear Creek Road, west of Happy Valley Road and the area north of La Campana and El Gavilan, approximately 1,500 acres. The emphasis of the Specific Plan study was directed to parcels in private ownership with acreage of 10 acres and more though all lands with anticipated development potential were also considered.

Specific implementation action is recommended. These recommendations are the result of Committee and staff study and findings by the Orinda Area Planning Commission resulting from the public hearing process. Several of these recommendations are: enactment of a planned unit combining district; rezoning existing R-20 lands to R-40; systematic improvement of Miner Road, particularly at its intersection with Camino Pablo; periodic monitoring of home construction to compare with the Plan's projected carrying capacity including sewers, water and roads; study and implementation of a pedestrian and bicycle path plan; and study future access and safety alternatives for the North Orinda area.

## BACKGROUND

This Specific Plan implements the goals and policies of the Orinda Area General Plan of 1973. The broad objectives of the General Plan as stated on Page 18 are:

1. To preserve the unique character of Orinda which has evolved from its attractive physical setting and generally harmonious development.
2. To reach a balance between the number of families in Orinda and the space available.
3. To establish a pattern of land uses which will promote the highest degree of health, safety, efficiency, and well-being for all segments of the community.

A number of environmental goals are stated in the text as follows:

To allow new land development only in a manner that complements the natural features of the area including the topography, natural drainageways, vegetation and soil characteristics; to preserve land for open space uses.

### Principles

- Protect significant hilltops and ridges by limiting grading and development.
- Prevent erosion and soil slides by use of proper grading techniques and prohibition of development in particularly vulnerable areas.
- Hillsides that are used for land development should be treated in a manner that will, to the maximum degree possible, maintain the natural configuration of the slopes and protect the natural configuration of hilltops.
- When it is necessary to construct new channels or alter existing channels for drainage, improvements shall enhance the natural appearance of such channels and minimize the man-made characteristics of such treatment.
- Natural tree cover and vegetation should, wherever possible, be protected to insure the preservation of watershed protection and the natural beauty of the area. Significant trees should be preserved.
- Planting of trees and vegetation of a low combustion potential should be encouraged to reduce fire danger.
- Stringent soil stability and seismic safety tests should be required of all new developments within the planning area to minimize potential earthquake damage.
- Lands appropriate for park use that are now owned by public agencies should be utilized for park purposes wherever possible.



Further, under Community Design (Page 22) the following principles are put forth in the General Plan:

To insure future development that is visually and functionally compatible with the existing character of Orinda.

- Preserve the wooded character of the area as well as significant ridgelines and vistas by not allowing ridgeline development or protrusion of development above ridgeline and by keeping significant tree masses intact.
- Development or uses with the visual appearance of openness should be encouraged near the community boundaries to create distinctive entries to the community and emphasize community identity.

This Specific Plan is an implementation tool which will be used to accomplish these adopted goals in the North Orinda area.

### SPECIFIC PLAN

After study of the road system, topography and environmental factors, the Committee and staff determined that the overall density for the remaining undeveloped land in the area should approximate 250 homes or 2½ acres per parcel. This does not mean that each parcel should have a minimum parcel of 2½ acres, but is meant to indicate the carrying capacity of the area.

The Specific Plan was designed to accommodate various implementation ordinances and policies (Planned Unit Combining District, Slope Density Ordinance, rezonings, etc.). It is intended that the Plan not be less restrictive than any subsequent ordinance.

### Traffic and Safety

Several major considerations governed the study and preparation of the Specific Plan as it relates to traffic:

- 1) Congestion and accidents were approaching an unacceptable level.
- 2) No new roads or major system alterations could be expected in the near future.
- 3) Through connections from existing streets to Happy Valley and Bear Creek Road were not desired by the community although they are recommended by the General Plan.
- 4) In view of the above, reducing density of remaining lands would permit acceptable traffic levels on the existing street system.

The right-of-way for publicly maintained roads in the area is generally considered adequate. However, the existing pavement widths are inadequate for carrying even the existing traffic load in some places. No funds to construct roadway improvements can be expected in the foreseeable future. If such funds were available, and improvements were to be made, the impact on the area might be significant. Much grading, tree removal, and creek filling could be required, significantly affecting the rural character of the community.

The peak hour congestion and accident rate indicate that certain roads and locations serving the Plan area are approaching their carrying capacity at the appropriate service level. Traffic counts were further analyzed in light of potential additional development and traffic routing alternatives, based on the existing three main routes out of the Specific Plan area: Miner Road, Charles Hill-Honey Hill Roads and Happy Valley Road. Based on these parameters it was concluded that the road system could handle only an additional 250 units at most, and limitation to fewer units could significantly reduce the congestion and accident potential in the area. It was further concluded that if through connections to Bear Creek Road and Happy Valley Road are not possible that access for fire and emergency vehicles still must be provided from these points. The Plan requires the development of adequate emergency vehicle access.

### Plan Categories

The North Orinda Specific Plan land use and density designations as shown on the Plan Map are of the following types:

1. Environmental Preservation (300 acres) - This designation is assigned to areas of high environmental sensitivity, such as visible ridgetops and hillsides, significant tree cover, and significant creekbeds and land formations. No structures are to be placed, roads constructed or graded, or trees removed in this area without approval of the Planning Commission. The minimum lot size in this category is ten acres, which may be included in density calculation only.
2. Large Lot Residential (50 acres) - This designation is intended for areas where some development at greater than 5 acres per lot is permitted. These are generally areas of exposed slopes and/or ridge tops.
3. Low Density Residential (900 acres) - Areas so designated represent locations where most residential development has taken place and is recommended, subject to the design standards and implementation regulations. To allow flexibility for homesite and road placement, this category allows development to occur on lots to the minimum allowed by the underlying zoning district. However, high standards of lot and structure design, grading, tree preservation, slope steepness and road placement and access will be observed. It is intended that use of the implementation regulations in Section III will allow reasonable development in this category while minimizing the impact on the Specific Plan area.

### Design Standards

These standards apply to all future development proposals within the Specific Plan area. Planned residential districts are provided in the Zoning Ordinance (by a proposed planned unit combining district and the existing P-1 district) to allow housing to be designed with varying lot size mixtures.

Other parts of the Zoning Ordinance which pertain to the processing of planned residential developments are also included in this Specific Plan. This Plan consists of three sections:

- I Permitted Uses for the area. (As previously allowed by the Zoning Ordinance.)



- II Design Standards. Standards to be used in Development Plan review and in evaluating subdivision applications in the Specific Plan area, including minor and major subdivisions.
- III Processing Requirements for the Specific Plan. As specified in the Zoning Ordinance.

#### I PERMITTED USES IN SPECIFIC PLAN AREA

- 1. Single-family dwellings.
- 2. Public Parks and public playgrounds.
- 3. Accessory buildings and accessory uses, normally auxilliary to a single-family dwelling

#### II DESIGN STANDARDS

The following standards for site preparation and project design will be used in evaluating Development Plans in the Specific Plan area.

##### 1. Site Preparation

- A. Grading. Grading shall be held to a minimum. Every effort shall be made to retain the natural features of the land: skylines and ridgetops, rolling land forms, knolls, native vegetation, trees, rock outcroppings, watercourses. Where grading is required, it shall be done in such a manner as to eliminate flat planes and sharp angles of intersection with natural terrain. Slopes shall be rounded and contoured to blend with existing topography. Use of and height of retaining walls should be minimized.

Land that contains any slope of 26% or greater and all ridgelines and hilltops, regardless of slope, shall not be graded except at the specific discretion and authorization of the Director of Planning, the Planning Commission and/or Board of Supervisors and only where it can be shown that a minimum amount of development is in the spirit and not incompatible with, the purposes and policies of this Specific Plan. In order to keep all graded areas and cuts and fills to a minimum, to eliminate unsightly grading and to preserve the natural appearance and beauty of the property, specific requirements shall be placed on the size of the areas to be graded or to be used for building, and on the size, height and angles of cut slopes and fill slopes and the shape thereof. In appropriate cases, retaining walls may be provided.

- B. Roads. Roads shall be designed to hillside standards and shall reflect a rural rather than urban character. Road alignments where possible should be parallel to contour and if necessary should be split to avoid impacting significant ridges, valleys, trees, etc. No roads shall be developed where the required grade is more than 15% unless evidence is presented that such roads can be built without environmental damage and used without public inconvenience. Roads serving 24 homes or fewer may be developed to private standards if dictated by environmental or topographic constraints; other roads must be developed to public standards. New roads within the study area are to be established as follows:



1. Pavement width should be as narrow as possible and consistent with safety and ordinance requirements.
2. Pedestrian and bike paths shall be encouraged on all new roads outside the minimum pavement width.
3. Periodic turnouts shall be provided for emergency parking and passing.
4. Four off-street parking spaces shall be provided for each new single-family dwelling.
5. The use of private roads will be permitted in areas of limited development.

- C. Erosion Control. Grading plans shall include erosion control and revegetation programs. Where erosion potential exists, hydromulching, silt traps or other engineering solutions may be required. The timing of grading and construction shall be controlled by the Grading Section of the Building Inspection Department to avoid failure during construction. In some cases retention basins or other storm control facilities may be warranted.
- D. Drainage. All construction shall assure drainage into a natural channel in a manner which will avoid significant erosion or damage to adjacent properties. Impervious surfaces shall be minimized. Where drainage improvements are necessary, improvements will be encouraged that will enhance the natural appearance of such channels and minimize the man-made features.
- E. Trees and Vegetation. In all instances every effort shall be made to avoid removal, changes or construction which would cause the death of trees or valuable plant communities and wildlife habitats. Trees to be removed must be specified in the development plans.
- F. Fire Hazards. Development shall be permitted in areas of extreme fire hazard only where there are good access roads, adequate water supply, a reliable fire warning system, and fire protection service. Setbacks or clear zones to allow for fire breaks shall be provided to standards of the local fire department, if necessary.
- G. Geologic Hazards. Construction shall not be permitted in identified seismic or geologic hazard areas such as on landslides, on natural springs, and on identified fault zones, based on acceptable soils and geologic reports. Evaluation of potentially hazardous soil conditions and geologic hazard for residential developments in hillside areas shall be required. Risks of property damage shall be reduced by discouraging residential development in areas particularly vulnerable to slope failure. Building sites approved in potentially hazardous areas shall be conditioned on the favorable outcome of detailed soils and geologic investigations and approval of mitigation measures by the Planning Department.

## 2. Project Design

- A. Slope Density. Development density based on the average slope of the natural terrain shall be subject to the slope density formula in Appendix B of the General Plan or as provided by subsequent ordinance.

- B. Clustering Building Sites. Generally, building sites shall be clustered in the most accessible, least visually prominent and environmentally damaging, and most geologically stable portion or portions of a site, consistent with the need for privacy to minimize visual intrusion into indoor and outdoor living area from other units. Clustering is especially important on open grassy hillsides. A greater scattering of buildings may be preferable on wooded hillsides to save trees. The prominence of construction can be minimized by such methods as placing buildings so that they will be screened by wooded areas, rock outcroppings and depressions in the topography.
- C. Ridgelines. In areas identified as "Environmental Preservation Zone" in the Specific Plan Map, no construction shall be permitted on ridge tops except by specific approval of the Planning Commission and/or Board of Supervisors.
- D. Landscaping. Landscaping shall be allowed to disturb natural areas minimally, including open areas, and additional landscaping in a natural or semi-natural area shall be compatible with the native plant setting. Fire protection and minimal water use shall be considered in landscaping plans. New developments shall specify in the conditions, covenants and restrictions or similar document, the use of native vegetation consistent with existing natural landscaping.
- E. Utilities. Street lights, if needed, shall be of low level intensity, and low in profile. In all areas, power and telephone lines shall be underground, where feasible. Lighting of tennis courts or other outdoor structures and facilities shall not be allowed except by approval of the Planning Commission.
- F. Building Siting. The lowest floor level shall not exceed 10 feet above natural grade at the lowest corner, unless the exterior walls of the building will extend below natural grade. Where a ridge lot is too flat to allow placement of the house down from the ridge, a height limit of one story or a maximum of 18 feet to the top of the roof shall be imposed. These requirements may be waived by the Planning Director upon presentation of evidence that a deviation from these standards will not violate the intent of the ordinance.

No part of a building, structure, antenna, shall exceed 25 feet in height above natural grade, and no accessory building shall exceed 15 feet in height above natural grade measured ~~from centerline~~ of the building, perpendicular to the natural slope. The intent of this section is to prevent buildings and structures from dominating the landscape and to require that they adjust to sloping contours. Siting structures to maximize the potential use of solar energy systems shall be encouraged.

- G. Materials and Colors. Structures shall blend into the natural environment to the greatest extent possible. Natural products and earthtone colors should be used.



- H. Noise Impacts. Noise impacts upon residents and persons in nearby areas shall be minimized through appropriate placement of buildings, recreation areas, roads, and landscaping. Noise attenuation facilities may be required.
- I. Facilities. Where possible, facilities and design features called for in the Specific Plan shall be provided on the site, including: use of materials, siting and construction techniques to minimize consumption of resources such as energy and water.
- J. Open Space Dedication. Land to be preserved as open space may be dedicated by fee title to a suitable public agency prior to issuance of any construction permit, or may remain in private ownership with appropriate scenic and/or open space easements dedicated to the public, and the County may require reasonable public access across those lands remaining in private ownership to gain access to public facilities. If, however, a fee title dedication offer is not accepted, the developer shall make provisions for ownership and care of the open area in such a manner that there can be the necessary maintenance thereof. Such areas shall be provided with appropriate access and shall be designated as separate parcels or special easements which may be maintained through special fees charged to the residents of the subject development or through an appropriate homeowners association. As part of every development of land with 26% or greater slope, a portion of every lot shall remain in its natural state (no grading, tree or foliage removal or structure or other development thereon) as undeveloped open area. These open areas shall be primarily applied to the upper elevations of a particular development site, and shall particularly include significant hilltops and ridges and other topographical landmarks, open exposed hillsides, recreational areas or areas of environmental significance.
- K. Open Space Maintenance. A homeowners' association or a designated public agency shall maintain all open space lands accepted in fee title, as well as easements and public access and trail easements across private property. Where open space lands remain in private ownership with scenic easements, the County may require the creation of a homeowners' association or other organization for the maintenance of these private open space lands where appropriate.
- L. Open Space Uses. Generally, uses shall have none or minimal impact on the natural environment. Pedestrian and equestrian access shall be provided where possible and reasonable. The purpose is to grant to the agency all development rights of all areas designated for open space or scenic easements.

### III PROCESSING REQUIREMENTS FOR DEVELOPMENT IN THE NORTH ORINDA SPECIFIC PLAN AREA

The following regulations shall be applied to all development proposals in the Specific Plan area. The requirements become effective upon approval of the Plan by the Board of Supervisors.

Intent and Purpose. a) The intent and purpose of these regulations shall be to provide greater flexibility in subdivision design in conjunction with the density established by the General Plan and Zoning ordinance. Greater flexibility in design allows for development which fits into the existing landscape promoting preservation of natural features such as hills, trees, and streams. By allowing clustering of structures or reduction in lot sizes which would normally be required by the zoning district provides for greater conservation of natural resources and open space. b) These regulations may be applied to all areas where Specific Plans have been developed for major or minor subdivisions regardless of parcel size.

Submittals Required. Development application in conjunction with the Specific Plan shall include the following submittals.

#### 1. Preliminary Development Plan.

A. Submittals shall include (25 copies of each):

1. A description of the proposed use or uses of all lands within the subject area,
2. Existing natural land features, vegetation and topography of the subject area,
3. A circulation plan for all vehicular and pedestrian ways,
4. The metes and bounds of the perimeter of the subject property,
5. The location and dimensions of all existing structures,
6. Landscaping, parking areas, and typical proposed structures,
7. The anticipated grading for the development to a scale not less than 1 inch = 100 feet with contour intervals of 10 feet,
8. A comprehensive slope analysis shall be submitted, based on a topographic map having a scale not less than 1 inch to 100 foot scale and contour intervals not greater than 10 feet. The analysis shall be prepared by a licensed architect or engineer and shall follow the format contained in Appendix B of the Orinda Area General Plan (or subsequent ordinance),
9. Location of and access to all proposed structures and common facilities,



10. Existing use of property including location, prominent geographic features and man-made improvements;

11. Preliminary Landscaping Plan (may be combined with site plan) showing:

- a. All existing trees in excess of 6" measured 4' from the ground and spaced more than thirty feet apart, by common name and showing the dripline. Trees proposed to be removed shall be clearly indicated.
- b. In more densely wooded areas or in tree clusters, only the outline need be shown. However, trees within the clusters must be shown, if they are to be removed.
- c. A conceptual plan for proposed trees and other plant material.
- d. Methods for protecting significant trees to be retained.

B. A written legal description of the subject area;

C. A preliminary report indicating provision for storm drainage, sewage disposal and public utilities and verification from appropriate districts that service is available and approved;

D. A preliminary geologic report prepared by a registered engineering geologist.

E. A description of the proposed development including density, building heights, recreational facilities, preservation of open space, compliance with the General Plan, applicable specific plans and ordinances (slope density, hillside development, ridgelines etc.)

F. Construction phasing of the project must be clearly shown on maps submitted.

## 2. Final Development Plan - Requirements

Four copies of the following maps, plans or written material as applicable shall be submitted to the Planning Department, with submission requirements to be determined by the Director of Planning:

A. The final development plan drawn to scale, shall indicate:

- 1) The metes and bounds of the perimeter of the subject property together with dimensions of lands to be divided;
- 2) The location, grades, widths and types of improvements proposed for all streets, driveways, parking spaces, pedestrian ways and utilities;
- 3) The location of and access to each proposed building or structure;
- 4) The location and design of vehicle parking areas (including common parking "tradeoff" areas off-site);
- 5) The location and design of proposed landscaping;

- 6) The location and design of all storm drainage and sewage disposal facilities;
- 7) The location and extent of all proposed land uses (common areas, open space, parking areas);
- 8) Final grading plans, showing existing and proposed grades, the extent of cuts and fills, and slope angle of all banks, contour lines of existing grades shall have the following maximum intervals:
  - a) Ten-foot contour interval for ground slope over 15%.
  - b) Five-foot contour interval for ground slope below 15%.
- 9) Landscaping plans (may be combined with site plan), including species, container size and irrigation and maintenance plans.

B. In addition, the Final Development Plan shall be accompanied by:

- 1) Sketch plans for buildings, including design concept, color and external materials, or equivalent review;
- 2) A statement indicating procedures and programming for the development and maintenance of semi-public or public areas, buildings and structures;
- 3) A statement indicating the stages of development proposed for the entire development;
- 4) Summary statement on net and gross densities, area of public and private open space, number and types of units, required and proposed number of parking spaces, public utilities including methods of sewage disposal and maintenance of all common facilities;
- 5) Conditions, Covenants and Restrictions or deed restrictions and such additional information as may be required by the Director of Planning;
- 6) Any additional drawings or information as may be required by the Planning Commission at the time of any public hearing on the matter.

C. Final Development Plan - Modifications. The Final Development Plan may be modified by submitting an application for such modification according to the same procedure as is required in the initial review and approval of the Final Development Plan.

Any application for a modification may be approved only after it has been found that it does not deviate from the intent and purpose of the Specific Plan.



Latitude of Regulations. The Planning Commission may recommend and the Board of Supervisors may adopt as part of the Preliminary Development Plan, and may require in the Final Development Plan, standards, regulations, limitations and restrictions either more or less restrictive than those specified elsewhere in the County Code and which are designed to protect and maintain property values and community amenities in the subject community, and which would foster and maintain the health, safety and general welfare of the community, including to but not limited to the following:

- 1) Height limitations on buildings and structures;
- 2) Percent coverage of land by buildings and structures;
- 3) Parking requirements per dwelling unit;
- 4) The location, width and improvement of vehicular and pedestrian access to various portions of the property, including portions within abutting streets;
- 5) Planting and maintenance of trees, shrubs, plants and lawns in accordance with the landscaping plan;
- 6) Construction of fences, walls and lighting of an approved design;
- 7) Arrangement and spacing;
- 8) Architectural design of buildings and structures;
- 9) Time schedule for construction and establishment of the proposed buildings, structures, land uses or any stage of development thereof;
- 10) Requiring of performance bonds to ensure development as approved.

### 3. Approvals

#### A. Preliminary Development Plan

##### 1. Action by Planning Commission

The Planning Commission may recommend approval, conditional approval or denial of any application. The Planning Commission action may specify any reasonable condition which is likely to benefit the general welfare of future residents of the development, their environment, and the purposes of the Specific Plan, or which will ameliorate any burdens the development will otherwise place upon the community.

##### 2. Action by the Board of Supervisors

The Board of Supervisors may approve, conditionally approve or deny the Preliminary Development Plan as recommended by the Planning Commission.

## B. Final Development Plan

After approval of the Preliminary Development plan, no development and/or land improvements and/or building construction shall commence until a Final Development Plan is approved for a portion of, or for the entire Preliminary Development Plan area. All development and/or land improvement and/or building construction shall be substantially in conformance with the approved Final Development Plan. The Final Development Plan for all or a portion of the area shall be approved by the Planning Commission; its action is final unless appealed to the Board of Supervisors. A mandatory finding shall be made that the Final Development Plan is in substantial accordance with the approved Preliminary Development Plan. Public areas necessary for convenience and general welfare shall be dedicated or reserved for public purpose.

### 1. Expiration Date

If no application for a Final Development Plan is filed subsequent to a Preliminary Development Plan or if no building permit is issued, said Plan shall expire four (4) years from the date of the approval of the plan or the approval of the Final Development Plan.

### 2. Amendments

A Final Development Plan may be amended by the Board of Supervisors or the Planning Commission, pursuant to the same procedures specified for initial approval.

### 4. Required Findings

In approving and adopting the Preliminary Development Plan, and subsequently, the Final Development Plan, the hearing body shall find the following:

- A. That the applicant intends to commence construction within two and one-half years from the effective date of approval;
- B. That the proposed development conforms to the County General Plan and the area Specific Plan;
- C. That such development will constitute a residential environment of sustained desirability and stability, and that it will be in harmony with the character of the surrounding neighborhood and community;
- D. That the development of a harmonious, integrated plan justifies exceptions from the normal application of this code.



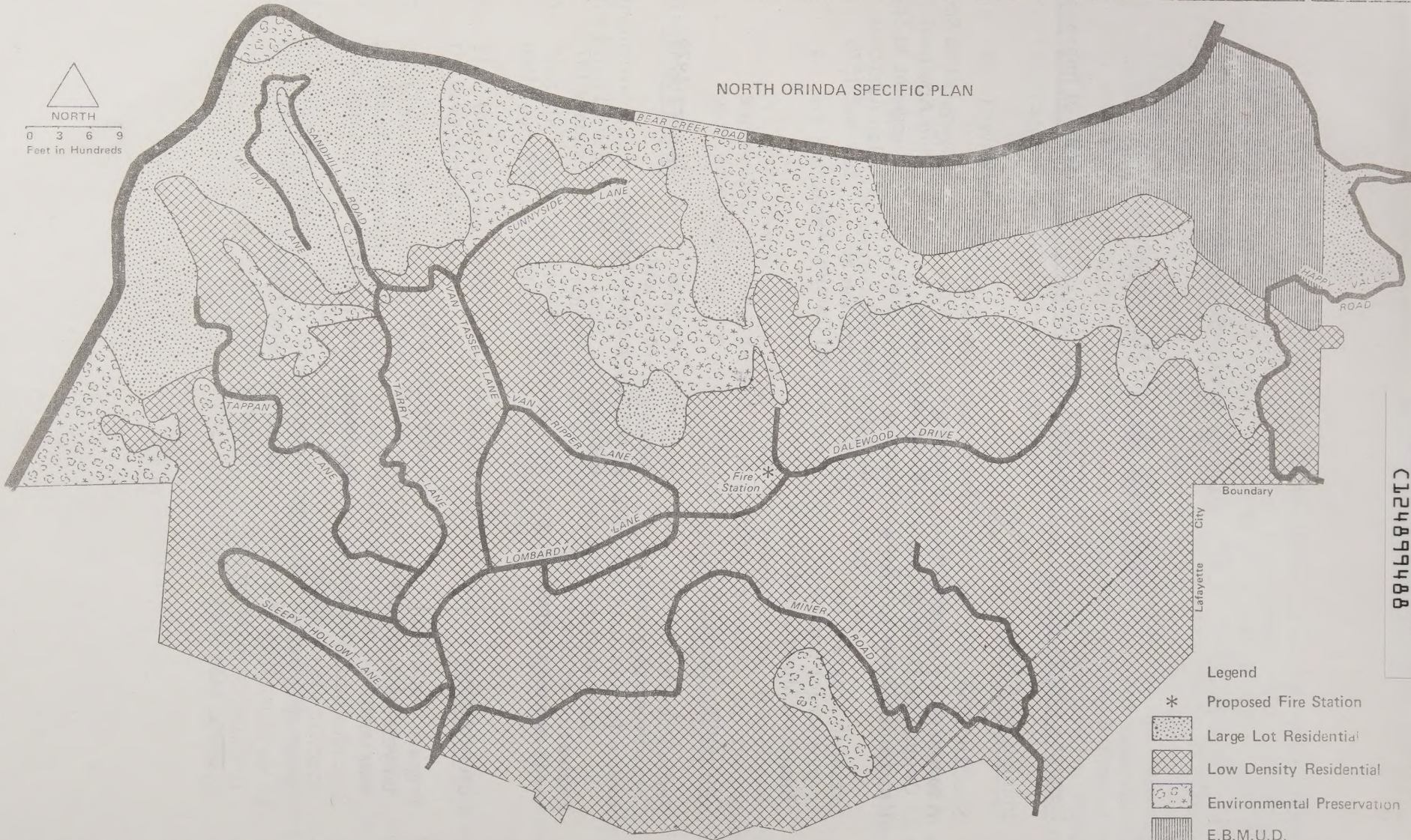
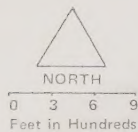
## IMPLEMENTATION PLAN

### Program For Specific Plan Implementation

<u>Item of Concern</u>	<u>Recommended Action</u>	<u>Means of Improvement</u>
<u>Immediate Action</u>		
Specific Plan adoption	Public Hearings early 1978	
Adoption of a Planned Unit	Planning Commission	Subsequent to Specific
Combining District Ord.	Initiated Hearing	Plan Approval
Rezone R-20 lands to R-40	Planning Commission	Subsequent to Specific
	Initiated Hearing	Plan Approval
Establish program for	Traffic Signalization at	Summer 1978
minor street improve-	Miner Rd and Camino Rd.	
ments on Miner Road		
<u>Continuing Activities</u>		
Periodic evaluation of	Yearly monitoring of	January 1979
growth in study area	Building Permits and	
	street, sewer and water	
	capacity	
Evaluation of fire safety	Yearly study session with	January 1979
as it relates to growth	Fire Department	
<u>Future Action</u>		
Prepare pedestrian	Adopt paths plan	
bicycle path system		
masterplan		
Consider adoption of	Commission Initiate	
specific plan in other	request to Board of	
areas of Orinda	Supervisors	
Study feasibility of a	Concurrent with Fire	
fire station location in	Department	
specific plan area		



# NORTH ORINDA SPECIFIC PLAN



- Legend
- \* Proposed Fire Station
  - [Stippled Box] Large Lot Residential
  - [Cross-hatched Box] Low Density Residential
  - [Circles with Stars Box] Environmental Preservation
  - [Vertical Lines Box] E.B.M.U.D.